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Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
Keen Berger, *Secretary*  
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## COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE  
NEW YORK, NY 10012-1899

[www.cb2manhattan.org](http://www.cb2manhattan.org)

P: 212-979-2272 F: 212-254-5102 E: [info@cb2manhattan.org](mailto:info@cb2manhattan.org)

Greenwich Village ♦ Little Italy ♦ SoHo ♦ NoHo ♦ Hudson Square ♦ Chinatown ♦ Gansevoort Market

### FULL BOARD MINUTES

**DATE:** March 21, 2019  
**TIME:** 6:30 P.M.  
**PLACE:** St. Anthony of Padua Church, 151-155 Sullivan St., Lower Hall

**BOARD MEMBERS PRESENT:** Susanna Aaron, Tobi Bergman, Carter Booth (Chair), Katy Bordonaro, Anita Brandt, Amy Brenna, Richard Caccappolo, Lisa Cannistraci, Erik Coler, Tom Connor, Valerie De La Rosa, Doris Diether, Cormac Flynn, Joseph Gallagher, Susan Gammie, Nicholas Gottlieb, Susan Kent, Jeannine Kiely, Ryder Kessler, Patricia Laraia, Edward Ma, Daniel Miller, Brian Pape, Lois Rakoff, Bo Riccobono, Sandy Russo, Scott Sartiano, Shirley Secunda, Kristin Shea, Frederica Sigel, Shirley Smith, Susan Wittenberg, Adam Zeldin

**BOARD MEMBERS ABSENT WITH NOTIFICATION:** Keen Berger, William Bray, Ritu Chattree, Terri Cude, Coral Dawson, Robert Ely, Kathleen Faccini, Jonathan Geballe, Maud Maron, Chenault Spence, Cathy Sullivan, Antony Wong

**BOARD MEMBERS ABSENT:** Janet Liff, Georgia Silvera Seamans

**BOARD MEMBERS PRESENT/ARRIVED LATE:** David Gruber, Robin Rothstein, Rocio Sanz

**BOARD MEMBERS PRESENT/LEFT EARLY:** Adam Zeldin

**BOARD STAFF PRESENT:** Bob Gormley, District Manager; Josh Thompson, Assistant District Manager, and Florence Arenas, Community Coordinator

**GUESTS:** Robert Atterbury, Congressman Jerrold Nadler's office; David Kruger, Senator Brad Hoylman's office; Andrew Chang, Manhattan Borough President Gale Brewer's office; Yesenia Martinez, Assembly Member Yuh-Line Niou's office; Assembly Member Deborah Glick, Charles Anderson, Assembly Member Deborah Glick's office, Irak Cehonski, Council Member Carlina Rivera's office; Rush Perez, Council Member Margaret Chin's office, Catherine Schubert, Laurie Fried, Alan Fried, Gilda Lavalle, Marilyn Bai, Augustine Hoop, Harold Levy, Merrie Snead, Michael Eisenberg, Birgitte Phillipita Delorey, Alta Indelman, Danielle Kassover, Maury Schott, Darlene Lutz, Peter Davies, Brandon Zwagerman, Chris Mills, Michael Levine, Carrie Golkin, Gary Golkin, Carol Cruz, Shlomo Angel, Cheyenne Rossi, Charlie Zalber, Anthony Burzi, Jacob Sadrak, Gabriel Stulman, Andre Becker

## MEETING SUMMARY

Meeting Date – March 21, 2019  
Board Members Present – 36  
Board Members Absent With Notification – 12  
Board Members Absent - 2  
Board Members Present/Arrived Late - 3  
Board Members Present/Left Early – 1

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### II. PUBLIC SESSION

#### Non-Agenda Items

##### L-Train Bus Lane

Charles Zalber spoke against the proposed L train/14<sup>th</sup> St. bus lane.

##### New School Centennial

Merrie Snead spoke regarding the upcoming centennial celebration.

##### Young Life

Chris Mills spoke regarding this organization's upcoming events.

##### Edgar Allan Poe Room Event

Lois Rakoff spoke regarding the upcoming event, and noted they are seeking youth to speak regarding Mr. Poe's works.

#### SLA Licensing

##### Brink Concepts, d/b/a SoHo Food Market, 594 Broadway

Shlomo Angel spoke against the proposed liquor license for a food court.

Peter Davies spoke in favor of the resolution recommending denial of the application.

Little Wisco, LLC d/b/a Fedora, 239 West 4<sup>th</sup> St. 10014

Gabriel Stulman (principal), Alta Indelman, Andre Becker, and Maury Schott, spoke in favor of the proposed application to use the backyard space.

Laurie Fried, Augustine Hope, Marilyn Bai, Gilda Lavalle, and Alan Fried, spoke against the proposal for backyard usage.

M Degree LLC d/b/a Marble Dessert Bar, 27 Bedford St. 10014 (Tavern wine)

Anthony Burzi spoke regarding this application.

Grupo Gitano, LLC & Gitano NYC, LLC d/b/a Gitano, 76 Varick St. 10003

Peter Davies spoke in favor of the resolution recommending denial of the proposed application.

Jacob Sadrak, Catherine Schubert, and Darlene Lutz spoke against the proposed application

### **ADOPTION OF AGENDA**

### **III. ELECTED OFFICIALS PRESENT AND REPORTING**

Robert Atterbury, Congressman Jerrold Nadler's office

David Kruger, Senator Brad Hoylman's office

Yesenia Martinez, Assembly Member Yuh-Line Niou's office

Charles Anderson, Assembly Member Deborah Glick's office

Andrew Chang, Manhattan Borough President Gale Brewer's office

Rush Perez, Council Member Margaret Chin's office

Irak Cehonski, Council Member Carlina Rivera's office

### **IV. ADOPTION OF MINUTES**

Adoption of February minutes

### **V. BUSINESS SESSION**

1. **Chair's Report** Carter Booth reported.

2. **District Manager's Report** Bob Gormley reported.

### **STANDING COMMITTEE REPORTS**

### **LANDMARKS AND PUBLIC AESTHETICS**

1. **14th St. Between 9<sup>th</sup> and 10<sup>th</sup> Avenues-** Application is to install planters and tree pits.

**Whereas:**

- A. The Meatpacking BID is proposing 32 new planters and tree pits similar in scale and shape to those that have been previously approved by LPC along the neighboring 9<sup>th</sup> Avenue/Gansevoort Plaza area; and
- B. The 14th Street corridor is wide enough to support the planters, which will be sensitively placed in relationship to the existing streetscape and which will not impinge upon any historically important material and
- C. The applicant, when asked about the potential trip hazard presented by the 7” wickets of the tree pits, assured the Committee that the plantings in planters both with and without trees will provide 4 seasons of sufficient volume to prevent potential accidents; and
- D. The Meatpacking BID is committed to an ongoing landscape maintenance program and the proposed herbaceous plantings and trees will provide a welcome humanizing effect on a barren pedestrian corridor; and
- E. The corten steel material of the planters is unobjectionable; now

**Therefore be it resolved** that CB2, Man. recommends approval of the application provided that the BID is committed to a year round maintenance program and that the plantings are of sufficient volume to prevent trip hazards.

Vote: Unanimous, with 35 Board members in favor.

- 2. **84 Wooster St.** - application is to alter the Wooster Street storefront to have only one metal grate bulkhead below the windows similar to the building’s Spring Street storefront

**Whereas:**

- A. The proposal is to remove existing wooden painted panels on the Wooster Street facade and to remove part of the window frame in order to vertically enlarge the windows and create consistency with the building’s existing Spring Street facade; and
- B. The wooden panels appear to be non-historic and the applicant stated that exploratory removal of the plywood panels did not reveal any underlying historic material; and
- C. The existing vertical cast iron pilasters of each bay will remain, while the horizontal cast iron mullion will be removed, lowered and reused in the proposed enlarged window; and
- D. The metal filigree grill at the base of the building will remain intact; now

**Therefore be it resolved** that CB2, Man. recommends approval of the application.

Vote: Unanimous, with 35 Board members in favor.

**3. 154 Grand St. - application is to establish a master plan for a painted sign space on the secondary east-facing facade.**

**Whereas:**

- A. There is a history of painted signage on this facade and in the district; and
- B. The proposed Master Plan appears to conform to most of the standard LPC criteria in similar applications with regard to color, content, graphics, etc.; and
- C. These criteria include a requirement for the sign space to include a black or white border, yet the application's mock-up with artwork was without such a border; and
- D. The one foot setback of the sign from the primary facade appears visually inadequate on such a large exposed area and a reduction of the sign's width to 18' would allow for a 2' setback and create a more suitable rectangular shape for the sign; now

**Therefore be it resolved** that CB2, Man. recommends

- A. **Denial** of the application unless the sign is reduced to 18' in width, allowing for the sign to be set back at least 2' from the building's primary facade, and unless the sign conforms to the standard requirement for a black or white border within the sign space; and
- B. That approval is conditional upon LPC Staff's reviewing each version of the sign to ensure that it conforms to applicable regulations.

Vote: Unanimous, with 35 Board members in favor.

**4. Northwest corner of 7<sup>th</sup> Ave. So. and W. 10<sup>th</sup> St.- Application is to install a newsstand at the sidewalk.**

**Whereas:**

The applicant did not appear before the CB2 Landmarks Committee for the required scheduled presentation; now

**Therefore be it resolved** that CB2, Man. recommends that the Landmarks Commission not entertain this application until the required presentation be made to CB2, Man. in order that it may make a recommendation to the Commission.

Vote: Unanimous, with 35 Board members in favor.

**QUALITY OF LIFE**

**Sidewalk Café Applications:**

**Nonna Beppa SoHo, LLC, 290 Hudson St. between Dominick and Spring Sts. with 2 tables & 3 chairs (1654-2019-ASWC)**

**Whereas**, this establishment, a full-service, family-style Italian restaurant, is located in a mixed-use residential/commercial building and has been in operation since July of 2018; and

**Whereas**, the CB2 SLA committee recommended approval for a restaurant wine license in April 2018 for this establishment and the applicant will file an amended application to include this sidewalk café; and

**Whereas**, the applicant stated that the café would be open for lunch and dinner and the sidewalk café would close no later than 11 PM, seven days a week; and

**Whereas**, the applicant will offer full-service waitstaff who will deliver all food and drink to patrons at their seats; and

**Whereas**, the applicant confirmed that all tables and chairs would be stored within the restaurant overnight and that, off-season, the café would be stored off-premises; now

**Therefore Be It Resolved** that CB2, Man. recommends approval of the application for revocable consent to operate an unenclosed sidewalk café for **Nonna Beppa SoHo, LLC, 290 Hudson St. with 2 tables & 3 chairs (1654-2019-ASWC)**, provided that the application conforms with all applicable zoning and sidewalk café laws, rules, and regulations and clearance requirements.

Vote: Unanimous, with 36 Board Members in favor.

### **Street Activities Applications:**

**Monday, March 25, 2019 — Annual Triangle Shirtwaist Fire Commemoration —(Sidney Hillman Foundation): 1) Greene Street between West 4<sup>th</sup> St. and Waverly Place, 2) Washington Place between Washington Square East and Mercer Street (full street closure)**

**Whereas**, the applicant, the Sidney Hillman Foundation, is presenting this annual commemoration of the 1911 workplace fire that took the lives of 146 young immigrant workers; and

**Whereas**, the event permit starts with set-up at 8 AM, the event will take place between 11 AM and 2 PM and break down of the event will be completed by 5 PM; and

**Whereas**, the commemoration includes an FDNY truck raising a ladder to the top floor of the building where the tragedy occurred along with the recitation of the names of those who perished and a song sung by a labor council choir; and

**Whereas**, the applicant will set up an FDNY fire safety educational tent, a press box, and a small stage with amplified sound for speeches by elected officials and labor leaders; and

**Whereas**, a resident of the block appeared and expressed the hope that this would be a solemn event and was thankful that the amplified sound was moved to a less disruptive spot in the plans for this year's event; and

**Whereas**, CB2, Man. recommended approval for this event on these blocks in 2017 and 2018; and

**Whereas**, there is an emergency lane reserved on Washington Place to allow for the movement of emergency vehicles; now

**Therefore Be It Resolved** that CB2, Man. recommends approval of Annual Triangle Shirtwaist Fire Commemoration (Sidney Hillman Foundation): 1) Greene Street between West 4<sup>th</sup> St. and Waverly Place, 2) Washington Place between Washington Square East and Mercer Street (full street closure) on March 25, 2019.

Vote: Unanimous, with 36 Board members in favor.

**Saturday, March 30, 2019 — Cadillac Load Out (Marty Barnes Inc.): Charlton Street Between Hudson and Varick Sts. (curb lane closure)**

**Whereas**, the area was posted and the applicant failed to appear before the committee on this application; now

**Therefore Be It Resolved** that CB2, Man. recommends denial of **Cadillac Load Out (Marty Barnes Inc.): Charlton Street Between Hudson and Varick Sts. (curb lane closure)** on March 30, 2019.

Vote: Unanimous, with 36 Board members in favor.

**Thursday, April 4, 2019 — Hermes Boutique Ribbon Cutting Ceremony: Gansevoort Street between 9<sup>th</sup> Ave. and Washington Street (sidewalk and curb lane closure)**

**Whereas**, this sidewalk and curb lane closure application is to accommodate a ribbon cutting ceremony in front of the new Hermes store at 45 Gansevoort Street for approximately 250 guests; and

**Whereas**, the event will take place from 5:30 PM-7 PM and the ribbon cutting will take a short time after which all the guests will be moving to a different location for a cocktail reception; and

**Whereas**, the event sponsor will employ staff to direct any diverted cars away from the curb and to allow the flow of pedestrian traffic; now

**Therefore Be It Resolved** that CB2, Man. recommends **approval** of **Hermes Boutique Ribbon Cutting Ceremony: Gansevoort Street between 9<sup>th</sup> Ave. and Washington Street (sidewalk and curb closure)** on April 4, 2019.

Vote: Unanimous, with 36 Board members in favor.

**Friday, April 26, 2019 — Earth Day 2019 (New York University): West 3<sup>rd</sup> St. between LaGuardia Place and Mercer St. (full street closure)**

**Whereas**, a member of an NYU student environmental group and an NYU community engagement staff member appeared to discuss this student run Earth Day event; and

**Whereas**, this event will include approximately 20 connected tents that will host an array of community and university environmental organizations offering educational activities and materials on sustainability; and

**Whereas**, this event has been held for many years on West 4<sup>th</sup> Street between LaGuardia Place and Mercer Street but has been displaced this year due to ongoing construction on West 4<sup>th</sup> Street and the Street Activity Permit Office recommended this alternative location to the applicant; and

**Whereas**, there will be no amplified sound at this event and there will be one or two local food vendors offering free refreshments; and

**Whereas**, NYU security will work in conjunction with the NYPD to close vehicular access along West 3<sup>rd</sup> Street and an emergency lane will be reserved for emergency vehicles; and

**Whereas**, NYU security teams will be continuously monitoring the event and NYU staff will break down and clean up the event; now

**Therefore Be It Resolved** that CB2, Man. recommends **approval** of **Earth Day 2019 (New York University): West 3<sup>rd</sup> St. between LaGuardia Place and Mercer St. (full street closure)** on April 26, 2019.

Vote: Unanimous, with 36 Board members in favor.

**Saturday, May 18, 2019 — Village Fair and Expo (Stonewall Veterans Association): University Place between Waverly Pl. and East 14<sup>th</sup> St. (full street closure)**

**Whereas**, this event was recommended for denial by Community Board 2 in 2018, 2017, and many years prior, yet has received approval by the Street Activity Permits Office year after year; and

**Whereas**, the applicant appeared and stated that there was no substantial change to the sponsoring organization from years past and the applicant did not indicate that any other LGBTQ organizations within the community would be invited to participate in this event nor did the applicant indicate how any of the surplus proceeds from this event would be used to benefit the community; and

**Whereas**, two residents of University Place appeared to express frustration at the large number of multi block street festivals that have been moved to this span of University Place; and

**Whereas**, this event occurs on the exact same date and time as the 13<sup>th</sup> Annual Dance Parade and Festival that is scheduled to move south down University Place from 10 AM to 1 PM and the Dance Parade has already received all requisite permits and permissions; and

**Whereas**, this application is for a traditional Mardi Gras Productions-produced street fair with typical vendors selling sausages, socks, t-shirts, and the like; and

**Whereas**, this span of University Place has become the default location to place multi block festivals because of the ongoing street construction around Washington Square Park and the businesses and residents in the area are frustrated by the plethora of festivals; now

**Therefore Be It Resolved** that CB2, Man. recommends **denial** of **Village Fair and Expo (Stonewall Veterans Association): University Place between Waverly Pl. and East 14<sup>th</sup> St. (full street closure)** on May 18, 2019.

Vote: Unanimous, with 36 Board members in favor.

**FYI/Street Activity Renewals:**

1. **5/3/19 – Strawberry Festival (NYU): West 3 Street between Mercer St. and LaGuardia Pl. [full street closure]**

2. **5/4/19 – PS 130 Health and Family Day (PS 130 M Parents Association): Hester St. between Baxter St. and Mulberry St. [full street closure]**
3. **6/1/19 – Leslie-Lohman Museum Third Annual Block Party: Celebrating Queer Power and LGBTQ Art in NYC (Leslie-Lohman Museum of Gay and Lesbian Art): Wooster St. between Grand St. and Canal St. [full street closure]**
4. **6/1/19 – Jane St. Block Assoc. Street Sale: Jane St. between Eighth Ave. and Hudson St. [full street closure]**
5. **6/15/19 – P.A.L Festival (Police Athletic League): University Place between Waverly Place and East 14th St. [full street closure]**
6. **7/14/19 – Pride on Astor Fair (Pride Democrats): Astor Place between Broadway and Lafayette St. [full street closure]**
7. **7/27/19 – OCM Street Fair (Oversea Chinese Mission): Hester St. between Elizabeth St and Mott St. [full street closure]**
8. **8/10/19 – VRDC University Place Co-Sponsored Festival (Village Reform Democratic Club): University Place between East 14th St. and Waverly Place [full street closure]**
9. **11/16/19 – University Place Fall Fair (Basilica of St. Patricks Old Cathedral): University Place between East 8th St. and East 14th St. [full street closure]**

**Whereas**, these items were on the public agenda and none were requested to be heard for further discussion by any community member; now

**Therefore Be It Resolved** that CB2, Man. recommends **approval** of the subject renewals provided that the applications conform with all applicable zoning and street activity laws, rules, regulations, and clearance requirements.

Vote: Unanimous, with 36 Board members in favor.

**4/13/19 – Community Board 2 Broadway Festival: Broadway between East 8th St. and East 14th St. [full street closure]**

No resolution was passed because CB2, Man. is a co-sponsor of the application and does not take a position on its own application.

## SCHOOLS AND EDUCATION

**Resolution in Support of Additional Funding For On-Site After School Programs at MS 297 75 Morton -- A New School with a Four-Year Enrollment Phase-In**

**Whereas:**

1. ***MS 297 75 Morton (75 Morton) needs an additional 125 after school seats for the 2019-2020 school year to accommodate its growing enrollment:***
  - a. For the 2019-2020 school year, 75 Morton is expected to enroll approximately 900 6<sup>th</sup>, 7<sup>th</sup> and 8<sup>th</sup> grade students, requiring additional DYCD funding for 125 after school seats to bring the total to 325, a ratio of 1 seat for every 2.8 students;
  - b. For the current school year, 2018-2019, 75 Morton received funding for 200 SONYC seats for 565 students in 6<sup>th</sup> and 7<sup>th</sup> grade, a ratio of 1 seat for every 2.8 students; and while enrollment throughout District 2 is typically 1 in 3 students, this school year, 1 in 2 students at 75 Morton expressed interest in after school and youth sports programs, and as

a result, some students did not receive their first choice, classes are overfilled and some students remain on a waitlist;

2. As a new middle school, 75 Morton has a four-year enrollment phase-in and will require additional DYCD funding for after school seats for the 2020-201 school year if enrollment exceeds more than 900 students.
3. In Fall 2014, New York City greatly expanded free after school programs for middle school students:
  - a. The Department of Youth and Community Development (DYCD) funds *School's Out New York City* (SONYC) that offers programs for students in 6<sup>th</sup>, 7<sup>th</sup> and 8<sup>th</sup> grades at public school sites from 3 p.m. to 6 p.m., five days per week for 36 weeks during the school year; and,
  - b. SONYC programs are structured like clubs offering young people a choice in how they spend their time; provide rigorous instruction in sports and arts, and require youth leadership through service;
4. SONYC programs have received strong reviews, help working families and provide the support that middle school students need:
  - a. In an April 2016 [evaluation of SONYC programs](#), “ninety-eight percent of parents surveyed reported their sons and daughters like coming to the program, and nearly all of the families said they would recommend SONYC to other families;”
  - b. SONYC programs provide middle school students with the support of caring adults and offer engaging, fun activities designed to encourage participants to pursue their passions and help them through the challenging years of early adolescence, a period of extraordinary change and a demanding time for both students and their families;
  - c. As students transition from elementary school to high school, after school programs targeted to middle school students help students develop new skills and interests, prepare for high school, encourage greater experimentation in academics, arts and athletics and provide students with safe environments and absorbing activities to occupy them after school, particularly important for working parents; and,
  - d. High quality after school programs bring a wide range of benefits for middle school students including improved academic performance, improved classroom behavior, reduced drug use, and positive health outcomes, particularly when programs encourage physical activity and good dietary habits, and reduces the achievement gap among diverse communities;
5. Manhattan Youth provides after school programming at 75 Morton and at 16 other District middle schools, making it the largest provider of SONYC programs in District 2; while other District 2 providers include Educational Alliance, Immigrant Social Services and University Settlement;
6. In District 2, students and their families can choose from 22 middle schools, including 75 Morton, all of which offer their students free, on-site after school programs; and,
7. To be on equitable footing with the other District 2 middle schools, particularly for working families that rely on free after school programs, 75 Morton needs additional DYCD funding to provide free, on-site after school programs for all of its students.

**Therefore be it resolved** that CB2, Man. urges the Mayor and our City Council to allocate funding in the FY 2020 budget for an additional 125 SONYC seats at 75 Morton; and

**Be it further resolved** that CB2, Man. urges the Mayor, our City Council and the Department of Youth and Community Development to plan for the future funding of additional SONYC seats for 75 Morton in FY 2021, as enrollment expands beyond 900 students; and,

**Be it further resolved** that CB2, Man. urges the Mayor, our City Council and the Department of Education to recognize and fund the needs of new schools during their entire enrollment phase-in.

VOTE: Unanimous, with 36 Board Members in favor.

## **SLA LICENSING**

### **1. Rumba Corp. d/b/a Favela Cubana, 543 LaGuardia Place 10012 (OP – Restaurant with outdoor patio)**

**i. Whereas**, the applicant and attorney appeared before Community Board 2, Manhattan’s SLA licensing committee to present an application for a corporate change to on premises liquor license #1213427 pertaining to a Cuban-Brazilian Cuisine Restaurant in a c1-7 zoned 2 story, commercial 1960 building on LaGuardia Place between West 3<sup>rd</sup> Street and Bleecker Street (block #533 lot #10) in Greenwich Village; and,

**ii. Whereas**, the 2-story premises are approximately 2,500 sq. ft., with 1,500 sq. ft. interior space on the ground floor store level and an additional 1,000 sq. ft. in the basement, and there is an additional 300 sq. ft. patio deck in the front of the ground floor, the proposed occupancy is 70, and applicant presented convincing evidence that the usage is consistent with zoning; and,

**iii. Whereas**, the premises will have 20 interior tables with 37 seats and 15 patio tables with 30 seats for total patron seating of 67, all service and patron areas will be on the ground floor and the basement restricted to staff; no sidewalk café was included in this application and applicant stipulated that they will not ever seek a sidewalk café in the future; and,

**iv. Whereas**, the applicant signed and notarized a stipulations agreement with CB2, Man. which includes the following:

1. Premise will be advertised and operated as a Cuban-Brazilian Cuisine Restaurant.
2. The hours of operation will be: 8:00 AM to 10:30 PM Sunday through Thursday and 8:00 AM to 11:30 PM Friday and Saturday. Premises will open no later than stated opening time and no patrons will remain after stated closing time.
3. Will operate full service restaurant, specifically a Cuban-Brazilian Cuisine Restaurant with the kitchen open and full menu items available until closing every night.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not have televisions.
6. Will operate my front patio for dining purposes only, no music and no later than 10:00 PM (all patrons and staff will be cleared at this hour and area closed).
7. Will not have sidewalk café now or in the future.
8. Will play quiet ambient, recorded background music only. No music will be audible in any adjacent residences anytime.

9. Will close all doors & windows at 10:30 p.m. every night and anytime there is amplified music, live music or a DJ.
10. Will not make changes to the existing façade except to change signage or awning.
11. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
12. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
13. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
14. Will not have: Dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/door staff.
15. May offer unlimited drink specials with brunch between 11:00 AM and 4:00 PM on Saturdays and 12:00 PM and 4:00 PM on Sundays; no unlimited drink specials at other times.

**THEREFORE BE IT RESOLVED** that CB#2, Man. recommends denial of the Corporate Change license for **Rumba Corp. d/b/a Favela Cubana, 543 LaGuardia Place 10012, unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA License.

Vote: Unanimous, with 35 Board members in favor.

**2. T.Y.P Restaurant Group, Inc. d/b/a Tender Greens, 346 Lafayette St. 10012 (RW – Restaurant)**

**i. Whereas**, a representative of the applicant appeared before Community Board 2, Manhattan’s SLA licensing committee to present an application for a Restaurant Wine license to operate a “Fast Casual, Locally Sourced, Farm to Fork Restaurant” in a M1-5b zoned 2 story, newly reconstructed, commercial building on Lafayette between Jones Alley and Bleecker Street (block #529 lot #69) in the NYC LPC designated NoHo Historic District; and,

**ii. Whereas**, the 2-story premises are the northernmost storefront on the Lafayette Street façade of the building, and are approximately 4,326 sq. ft., with 2,650 sq. ft. on the ground floor store level and an additional 1,676 sq. ft. in the basement, and the reconstruction of the building not yet complete, the new premises do not yet have a valid Certificate of Occupancy, but the committee saw no cause for concern about the issuance of one in this case; and,

**iii. Whereas**, the premises will have 31 tables with 73 seats for total patron seating of 73, patrons will go to a food counter to make their orders, all service and patron areas will be on the ground floor and the basement restricted to staff; no sidewalk café was included in this application and applicant stipulated that they will not ever seek a sidewalk café in the future; and,

**iv. Whereas**, a member of the community appeared in opposition to the application, castigating the lack of community outreach by the applicant and suggesting that the application was premature given the unfinished state of the building construction and the consequent lack of issuance of a Certificate of Occupancy; and,

**Whereas**, the applicant signed and notarized a stipulations agreement with CB2, Man. which includes the following:

1. Premise will be advertised and operated as a Fast Casual Locally Sourced “Farm to Fork” Restaurant.
2. The hours of operation will be: 7 AM – 10PM Monday to Friday; 11 AM – 10 PM Saturday and Sunday. Premises will open no later than stated opening time and no patrons will remain after stated closing time.
3. Will operate full service restaurant, specifically a Fast Casual Locally Sourced “Farm to Fork” Restaurant with the kitchen open and full menu items available until closing every night.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not have televisions.
6. Will not operate a backyard garden or any outdoor area for commercial purposes (not including licensed sidewalk café)
7. Will not have sidewalk café now or in the future.
8. Will play quiet ambient, recorded background music only. No music will be audible in any adjacent residences anytime.
9. Will keep all doors & windows closed at all times.
10. Will not install or have French doors, operable windows, or open façades.
11. Will not make changes to the existing façade except to change signage or awning.
12. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
13. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches.” No pitchers of beer.
14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
15. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. Will not have: Dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/door staff.
17. Will obtain valid Certificate of Occupancy for the space.
18. Stipulates to a maximum occupancy of 74 or less.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends denial of the Restaurant Wine license for **T.Y.P Restaurant Group, Inc. d/b/a Tender Greens, 346 Lafayette St. 10012**, unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA License.

Vote: Unanimous, with 35 Board members in favor.

**3. World’s Wurst Foods, LLC d/b/a N/A, 130 W. Houston St. 10012 (RW – Restaurant)**

**i. Whereas**, the applicant and attorney appeared before Community Board 2, Manhattan’s SLA licensing committee to present an application for a Restaurant Wine license to operate an “casual sit-down international sausage restaurant” in a R7-2 zoned 4 story, mixed use 1900 building on West Houston Street between Sullivan Street and MacDougal Street (block #576 lot #75) in Greenwich Village; and,

**ii. Whereas**, the 2-story premises are approximately 2,000 sq. ft., with 1,400 sq. ft. on the ground floor store level and an additional 600 sq. ft. in the basement, and has a proposed occupancy of 74, and applicant presented convincing evidence that the usage is consistent with zoning; and,

**iii. Whereas,** the premises will have 9 tables with 18 seats, 1 bar with 7 seats, and 2 food counters with 18 seats for total patron seating of 43, all service and patron areas will be on the ground floor and the basement restricted to staff; no sidewalk café was included in this application and applicant stipulated that they will not ever seek a sidewalk café in the future; and,

**iv. Whereas,** two members of the community appeared in provisional support of the application, the proviso being that the Sullivan Street door be used only as a secondary and/or emergency entrance and patrons use only the W. Houston Street entrance; and,

**v. Whereas,** the applicant signed and notarized a stipulations agreement with CB2, Man. which includes the following:

1. Premise will be advertised and operated as a Casual, Sit-down, Sausage Restaurant.
2. The hours of operation will be: 6 AM to 11 PM Sunday through Saturday (7 days a week). Premises will open no later than stated opening time and no patrons will remain after stated closing time.
3. Will operate full service restaurant, specifically a Casual, Sit-down, Sausage Restaurant with the kitchen open and full menu items available until closing every night.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not have televisions.
6. Will not operate a backyard garden or any outdoor area for commercial purposes (not including licensed sidewalk café)
7. Will not have sidewalk café now or in the future.
8. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences anytime.
9. Will keep all doors & windows closed at all times.
10. Will not install or have French doors, operable windows, or open façades.
11. Will not make changes to the existing façade except to change signage or awning.
12. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
13. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches.” No pitchers of beer.
14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
15. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. Will not have: Dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/door staff.
17. There will be no use of the Sullivan Street entrance after 9 PM except for handicap access.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the Restaurant Wine license for **World’s Wurst Foods, LLC d/b/a N/A, 130 W. Houston St. 10012**, **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA License.

Vote: Unanimous, with 35 Board members in favor.

**4. Brink Concepts, d/b/a SoHo Food Market, 594 Broadway 10012 (OP – Restaurant/Bar, live music and food court)**

**i. Whereas,** the applicant and attorney appeared before Community Board 2, Manhattan’s SLA licensing committee to present an application for an on-premises license to operate an “Food hall and Neighborhood Market” in a M1-5b zoned 12-story, mixed use 1900 building on Broadway, through block to Crosby Street between W. Houston Street and Spring Street (block #511 lot #12) in the NYC LPC designated SoHo Cast Iron Historic District; and,

**ii. Whereas,** the 2-story premises are approximately 12,705 sq. ft., with 8,075 sq. ft. on the ground floor store level and an additional 4,630 sq. ft. in the lower level, and has a proposed occupancy of 399; and,

**iii. Whereas,** the premises would have on the ground floor level 29 tables with 72 seats, and 2 bars with 20 seats and an additional 20 food counter seats, and on the lower level 6 tables with 48 seats and 1 bar with 10 seats for total patron seating of 170; no sidewalk café was included in this application and applicant stipulated that they will not ever seek a sidewalk café in the future; and,

**iv. Whereas,** the applicant asserted public interest was supported because their business would expand food options and “street vibrancy,” employ chefs “on the brink” of fame and success, source ingredients and offerings from local Community Supported Agriculture programs, and act as a destination location that would attract tourism and people from throughout the city; and,

**v. Whereas,** the Community Board received letters, emails or in person testimony from 51 community members on this application over the course of two committee hearings, and such testimony was 66% opposed to the application and 34% in support or without a recommendation as to outcome, and testimony was articulate on all sides, with immediately impacted residents and businesses overwhelmingly (91%) opposed to the application as presented; and, opposition included the co-op corporation for 129-133 Crosby Street, and the Bowery Neighborhood Association, and support included the owner of the 5-story commercial building at 589 Broadway and two businesses located in offices along the Broadway corridor; and,

**Whereas,** applicant also submitted form letters endorsing the project signed by 22 residents from across Community Board 2, including three who live close enough to the location to be considered immediately impacted, and by 17 employees from three separate neighborhood businesses; and, also submitted a large number of on-sheet petition signatures that, although unverified, appeared and were taken to be from people who lived or worked in Community Board 2; and,

**Whereas,** leading concerns expressed by opposing community members concerned the outsized scale of the project and its consequent impact on noise, sanitation, vehicular traffic congestion, pedestrian congestion, and safety, as well as alarm about the applicant’s intention to use the premises as a midblock pedestrian passageway funneling people from crowded Broadway to quiet Crosby Street in order to increase foot traffic past the food and drink offerings of the hall, and applicant’s stated intention to have live music and private events in the venue; and many of these concerns were credible and legitimate; and, comments by supporters of the application mainly focused on endorsement of the concept of food halls and testimonials to the character and professionalism of the applicant, and were likewise persuasive on those points; and,

**Whereas,** the applicant made good faith efforts to ameliorate the concerns of neighbors by pledging to limit operation hours to 8AM to 11PM Sunday-Thursday and 8AM to 12AM Friday and Saturday, close the entrance on Crosby Street by 8 PM nightly, confine all delivery, sanitation and garbage handling, and

other services to the Broadway side of the premises, limiting live music to background ambiance only, under the strict scheduling control of management, providing security services and sanitation cleanup in the Crosby Street side and along Jersey Street (which runs perpendicularly away from the Crosby façade of the premises), to prohibit buy-outs or other full renting of the facility for events and actively manage smaller special events to minimize disruption from the simultaneous departure of guests, and refrigerate trash before putting out for pick-up; but indicated that they were unwilling to eliminate the entrance on the Crosby Street side or reduce the size of their premises to below 6,000 sq. ft.; and,

**Whereas**, there is a fundamental difference in character between the bustling Broadway corridor and the quiet residential atmosphere of Crosby Street, one that includes a large percentage of bedrooms fronting the street, and believes the granting of this license and implementation of the project will have a transformative impact on the character of Crosby Street to the significant detriment of residential quality of life; and,

**Whereas**, the neighborhood around the proposed premises is already vibrant and bustling, and indeed congested and among the most touristed areas in NYC, and provides plenty of food options already; and consolidating food and drink availability into this one location is not in the public interest; and

**Whereas**, an enterprise of such a huge scale would require a level of commercial delivery, garbage handling, and other services that would overwhelm and destroy the residential quality of life on Crosby Street; and that Broadway is already very congested and has been narrowed in recent years for new express bus lanes and infrastructure, which makes applicants stated plans to limit all such services to the Broadway side of the premises problematic; and,

**Whereas**, the well-established regulations restricting eating and drinking establishments in SoHo to 5,000 sq. ft. were the product of years of consultation and consensus building by the community and public officials, and are a comprehensive effort to protect the interests of the municipality, local businesses, and residents; and, that said restriction has been critical to protecting the vibrancy, property values, tourism economy, and commercial & residential desirability of the SoHo area; and,

**Whereas**, the proposed occupancy is 5-6 times the average occupancy of typical restaurants in this community; and,

**Whereas**, at 12,705 sq. ft., the applicant's proposed premises is more than two-and-a-half times the maximum allowable size for the neighborhood; and would be out of character and have an outsized negative impact on noise, vehicular congestion, garbage and sanitation for the neighborhood; and,

**Whereas**, zoning does not currently permit what the applicant is asking for, applicant is seeking an exception by attempting to establish a grandfathered scenario, and serious expert challenge to that exception has been made by land use and zoning professionals residing in the community, resulting in pending administrative challenges, and further legal challenge in the courts is also being prepared; and thus credible and significant doubt exists as to the applicants' legal right to operate the premises; and, these zoning questions must be resolved before the appropriateness of a liquor license can be considered; and,

**Whereas**, the issuance of a full on-premises license for a food hall would be exception in the community board, where such venues currently and in the past have held on beer and wine licenses; and the intensified community impact of an on-premises license over a beer and wine license in most instances is a known phenomenon; and,

**Whereas**, despite good faith efforts by the applicant to address the concerns of residential neighbors and the wider community, the application cannot be reconciled to the public interest given the tremendous impact this proposal would have on this community; and,

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends denial of the on-premises license for **Brink Concepts, d/b/a SoHo Food Market, 594 Broadway 10012**, on its application seeking an on-premise liquor license; and

**THEREFORE BE IT FURTHER RESOLVED** that should this application be considered by the SLA, CB2, Man, respectfully requests that this item be Calendared to appear before the Full Board of the SLA.

Vote: Unanimous, with 35 Board members in favor.

**5. Cekaj Corp. d/b/a Amici Restaurant, 165 Mulberry St. 10013 (OP – Restaurant with sidewalk cafe)**

**i. Whereas**, the applicant and attorney appeared before Community Board 2, Manhattan’s SLA licensing committee to present an application for an On Premises liquor license to operate a “family-style Italian Restaurant” in a C6 zoned, 6 story, mixed use 1920 building on Mulberry Street between Broome Street and Grand Street (block #471 lot #20) in the NYC designated Special Little Italy District; and,

**ii. Whereas**, the 1-story premises are approximately 1000 sq. ft. and has a proposed occupancy of 74, and applicant presented convincing evidence that the usage is consistent with zoning; and,

**iii. Whereas**, the premises will have 20 tables with 50 seats and one (1) bar with 5 seats for total patron seating of 55, all service and patron areas will be on the ground floor, and applicant intends to seek NYC DCA approval for sidewalk café; and,

**iv. Whereas**, the applicant intends to alter the store infill, installing an open façade, and applicant assured the committee that no changes would be made that were not legal or in compliance with S.L.I.D zoning regulations; and,

**v. Whereas**, the applicant signed and notarized a stipulations agreement with CB2, Man. which includes the following:

1. Premise will be advertised and operated as a Family-Style Italian Restaurant.
2. The hours of operation will be 11 AM to 12AM, Sunday-Saturday (7 days a week). Premises will open no later than stated opening time and no patrons will remain after stated closing time.
3. Will operate full service restaurant, specifically a Family-Style Italian Restaurant with the kitchen open and full menu items available until closing every night.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will have no more than one (1) television, no larger than 46” (there will be no projectors)
6. Will not operate a backyard garden or any outdoor area for commercial purposes (not including licensed sidewalk café)
7. Will operate sidewalk café no later than 10PM Sunday-Thursday; 11PM Friday & Saturday (all tables & chairs removed at this hour).
8. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences anytime.

9. Will close all doors & windows at 9 p.m. every night and anytime there is amplified music, live music or a DJ.
10. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
11. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches.” No pitchers of beer.
12. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
13. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
14. Will not have: Dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/door staff.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends denial of the on-premises license for **Cekaj Corp. d/b/a Amici Restaurant, 165 Mulberry St. 10013, unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA License.

Vote: Unanimous, with 35 Board members in favor.

**6. Marlinspike Hall, LLC d/b/a TBD, 54 Great Jones St. 10012 (OP – Restaurant with sidewalk cafe)**

**i. Whereas**, the applicant and attorney appeared before Community Board 2, Manhattan’s SLA licensing committee to present an application for an on-premises license to operate a “seafood focused neighborhood restaurant” in a M1-5b zoned 4 story, mixed use 1920 building on Great Jones Street between Bowery and Lafayette (block #531 lot #44) in the NYC LPC designated NoHo Historic District; and,

**ii. Whereas**, the 2-story premises are approximately 1,100 sq. ft., with 550 sq. ft. on the ground floor store level and an additional 550 sq. ft. in the basement, and has a proposed occupancy of 74, and applicant presented convincing evidence that the usage is consistent with zoning; and,

**iii. Whereas**, the premises will have 8 tables with 24 seats and one (1) bar with 9 seats for total interior patron seating of 33, all service and patron areas will be on the ground floor and the basement restricted to staff; there is also a 75 sq. ft. sidewalk café with 3 tables and six seats; and,

**iv. Whereas**, two members of the community, including a representative of the NoHo Stakeholders Association, appeared in support of the application; and the applicant committed to taking active steps to dispatch patrons to other locations when they are waiting for entry/tables, and to disperse patrons as they leave so that they not linger making noise in the vicinity; and applicant addressed concerns about the building’s venting system by pointing out the menu and concept is focused on “raw bar” items and not fried food, through fried food is not prohibited; and,

**v. Whereas**, the applicant signed and notarized a stipulations agreement with CB2, Man. which includes the following:

1. Premise will be advertised and operated as a Seafood Focused Neighborhood Restaurant.

2. The hours of operation will be: 4PM-12AM Sunday-Wednesday; 4PM to 1AM Thursday-Saturday. Premises will open no later than stated opening time and no patrons will remain after stated closing time.
3. Will operate full service restaurant, specifically a Seafood Focused Neighborhood Restaurant with the kitchen open and full menu items available until closing every night.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will have no more than one (1) television, no larger than 32” (there will be no projectors)
6. Will not operate a backyard garden or any outdoor area for commercial purposes (not including licensed sidewalk café)
7. Will operate sidewalk café no later than 10PM (all tables & chairs removed at this hour)
8. Will play quiet ambient, recorded background music only. No music will be audible in any adjacent residences anytime.
9. Will close all doors & windows at 10 p.m. every night and anytime there is amplified music, live music or a DJ.
10. Will not install or have French doors, operable windows, or open façades.
11. Will not make changes to the existing façade except to change signage or awning.
12. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
13. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches.” No pitchers of beer.
14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
15. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. Will not have: Dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/door staff.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends denial of the on-premises license for **Marlinspike Hall, LLC d/b/a TBD, 54 Great Jones St. 10012**, unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA License.

Vote: Unanimous, with 35 Board members in favor.

**THE FOLLOWING ARE RESOLUTIONS FOR ALL APPLICANTS THAT WERE LAID OVER, WITHDRAWN, OR DID NOT APPEAR BEFORE THEIR REQUESTED HEARING:**

7. **Let’s Eat Cantina, Inc., d/b/a Pepe Rosso Cantina, 173 Mott St. Basement 10013** (OP – Restaurant -moving OP License to the 1st floor premises from separate basement premises and closing basement premises)

**Whereas**, prior to this month’s CB2, Manhattan’s SLA Licensing Committee #1 Meeting on March 12<sup>th</sup>, 2019, the Applicant requested to **withdraw** this application for an On Premises license and they will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

**THEREFORE BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA deny any type of proposed on premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, class change, alteration, transfer, upgrade or changes to any existing

license for **Let's Eat Cantina, Inc., d/b/a Pepe Rosso Cantina, 173 Mott St. Basement 10013** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 35 Board members in favor.

**8. 151 Bleecker, LLC d/b/a Red Lion, 151 Bleecker St. 10012** (OP – Bar/Tavern with live music and sidewalk cafe)

**Whereas**, prior to the CB2, Manhattan's SLA Licensing Committee #1 Meeting on March 12<sup>th</sup>, 2019 the Applicant requested to layover this application to April/2019 and requested to adjourn and submit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

**THEREFORE BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA deny any type of proposed on premise liquor license, corporate change, alteration, transfer or other changes to the existing license for **151 Bleecker, LLC d/b/a Red Lion, 151 Bleecker St. 10012** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 35 Board members in favor.

**9. 207 Mulberry Burger, LLC (formerly known as Mulberry Burger, LLC), d/b/a Amboy, 209 Mulberry St. 10012** (OP – Restaurant/Bar)

**Whereas**, applicant and attorney appeared before CB2, Manhattan's SLA Licensing Committee #1 Meeting on March 12<sup>th</sup>, 2019, and presented an application for a new on-premises license for a two-story Filipino cuisine restaurant with a bar including live music, karaoke, and a limited late-night menu; and, the committee voted 5-2 to recommend denial of the application; and,

**Whereas**, subsequent to the meeting date, the Applicant requested to withdraw this application for an On Premises license and they will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

**THEREFORE BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA deny any type of proposed on premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, class change, alteration, transfer, upgrade or changes to any existing license for **207 Mulberry Burger, LLC (formerly known as Mulberry Burger, LLC), d/b/a Amboy, 209 Mulberry St. 10012** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 35 Board members in favor.

**10. Black Rose Hospitality, LLC d/b/a TBD, 74 5<sup>th</sup> Ave. (RW – Restaurant)**

**Whereas**, prior to the vote of CB2, Manhattan’s SLA Licensing Committee #1 at their meeting on March 12<sup>th</sup>, 2019 the Applicant requested **to layover** this application to April/2019 and requested to adjourn and submit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

**THEREFORE BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, corporate change, alteration, transfer or other changes to the existing license for **Black Rose Hospitality, LLC d/b/a TBD, 74 5<sup>th</sup> Ave.** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 35 Board members in favor.

**11. Corp. to be formed by Byron Burnbaum, d/b/a TBD, 128 Elizabeth St. 10013 (OP – Bar with security personnel, DJs and live music)**

**Whereas**, prior to this month’s CB2, Manhattan’s SLA Licensing Committee #1 Meeting on March 12<sup>th</sup>, 2019, the Applicant requested to **withdraw** this application for an On Premises license and they will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

**THEREFORE BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, class change, alteration, transfer, upgrade or changes to any existing license for Corp. to be formed by Byron **Burnbaum, d/b/a TBD, 128 Elizabeth St. 10013** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 35 Board members in favor.

**12. Entity to be formed by Joseph Leonard, d/b/a Pending, 20 Prince St. 10012 (OP – Restaurant with DJs and security personnel)**

**Whereas**, prior to this month’s CB2, Manhattan’s SLA Licensing Committee #1 Meeting on March 12<sup>th</sup>, 2019, the Applicant requested to **withdraw** this application for an On Premises license and they will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

**THEREFORE BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, class change, alteration, transfer, upgrade or changes to any existing license for **Entity to be formed by Joseph Leonard, d/b/a Pending, 20 Prince St. 10012** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a

recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 35 Board members in favor.

**13. 113 Mulberry Restaurant, LLC d/b/a N/A, 113 Mulberry St. 10013 (OP – Restaurant with garden/grounds)**

**Whereas**, prior to the CB2, Manhattan’s SLA Licensing Committee #1 Meeting on March 12<sup>th</sup>, 2019 the Applicant requested **to layover** this application to April/2019 and requested to adjourn and submit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

**THEREFORE BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, corporate change, alteration, transfer or other changes to the existing license for **113 Mulberry Restaurant, LLC d/b/a N/A, 113 Mulberry St. 10013** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 35 Board members in favor.

**14. Areppas 3, LLC d/b/a Areppas, 25 Cleveland Pl. 10012 (OP – Restaurant with exterior patio/deck included)**

**Whereas**, prior to the CB2, Manhattan’s SLA Licensing Committee #1 Meeting on March 12<sup>th</sup>, 2019 the Applicant requested **to layover** this application to April/2019 and requested to adjourn and submit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

**THEREFORE BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, corporate change, alteration, transfer or other changes to the existing license for **Areppas 3, LLC d/b/a Areppas, 25 Cleveland Pl. 10012** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 35 Board members in favor.

**15. 218 Bowery Hospitality, LLC, or an entity to be formed by Chef Fadil Arifaj, d/b/a TBD, 218 Bowery 10012 (OP – Restaurant with live acoustical music)**

**Whereas**, prior to this month’s CB2, Manhattan’s SLA Licensing Committee #1 Meeting on March 12<sup>th</sup>, 2019, the Applicant requested to **withdraw** this application for an On Premises license and they will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

**THEREFORE BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, class change, alteration, transfer, upgrade or changes to any existing license for 218 Bowery Hospitality, LLC, or an entity to be formed by **Chef Fadil Arifaj, d/b/a TBD, 218 Bowery 10012** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 35 Board members in favor.

**16. Little Wisco, LLC d/b/a Fedora, 239 West 4<sup>th</sup> St. 10014** (OP – Alteration to extend to backyard)

**i. Whereas**, the Applicant and his Attorney appeared before Community Board 2, Manhattan's SLA Licensing Committee to present an application for an alteration to extend its licensed premises to the rear yard area of a 4-Story Townhouse building (circa 1910) midblock on West Fourth Street between West 10<sup>th</sup> and Charles Streets in Greenwich Village, the building falling within NYC LPC's designated Greenwich Village Historic District; and,

**ii. Whereas**, the Applicant has operated a full-service restaurant within the 1,600 sq. ft. first floor and basement premises since 2010, there being 19 tables and 56 seats, 1 bar with 12 bar stools for a total patron seating of 68, the hours of operation are from 5PM to 2AM every day/night seven days a week, a letter of objection was presented permitting eating and drinking for the interior premises but it does not state such use and occupancy is permitted to the exterior rear yard; and,

**iii. Whereas**, when CB2, Man. initially reviewed this application from July/2010, there was opposition to the application but the recommendation from CB2, Man. at that time was to approve the license in that "there won't be a sidewalk café applicant and no use of the backyard garden", it being determined that the public interest was being served because the licensed premises would not extend to any outdoor areas, including the rear yard in question; and,

**iv. Whereas**, in February/2019 the Applicant initially presented the same application extending the restaurant to the rear yard for an open-air, seasonal use dining area only with 7 tables and 17 patron seats, there being significant opposition appearing consisting of residential neighbors with apartments and homes surrounding the garden area, the applicant not presenting any documentation from the NYC DOB which permitted the Applicant to extend the restaurant in the rear yard, there being no previous license for the service of alcohol to the rear yard, the Applicant deciding to withdraw that application from consideration at that time; and,

**v. Whereas**, one month later the Applicant now seeks in a second application to extend the licensed premises to the rear yard but to enclose the existing rear yard by expanding and extending the building foot print on the ground level, increasing the building step backs for a "brick and mortar" one-story addition with one fixed sky light and fixed windows located only on the very rear of the structure, the addition replacing the existing, yet undeveloped, rear yard space with operating hours until 2AM; and,

**vi. Whereas**, the Applicant again failed to present any coherent plans to build the rear structure and failed to present any documentation or approved architectural plans from the NYC DOB which permits the Applicant to extend the restaurant's infrastructure into the rear yard in the manner being suggested,

photos having been presented during the application which appear to demonstrate an existing extension into the rear yard space which may have already been added to the existing building, calling into question whether a second extension could be performed for the existing building originally built over 100 years ago; and,

**vii. Whereas**, residents again appeared in opposition, presenting photos of a “residential doughnut” of adjoining rear yards and rear side of apartment buildings four, five and six story buildings in height, with patios, private decks surrounding the back yard in question, demonstrating the closeness and intimate nature of bedrooms and private living quarters directly affected by the rear yard expansion, those residents stating that the noise and lack of privacy from the rear yard extension would destroy their quality of life, the resident doughnut having always been a private area close to their windows where even a conversation between a very few, even without the introduction of alcohol, can be heard throughout; and,

**viii. Whereas**, those in opposition presented evidence that the Applicant has been advertising and operating a subbasement private “candle lit” dining room in derogation of its existing method of operation and letter of no objection, which does not extend to the subbasement space, the diagram presented in the application not identifying the subbasement dining area, the Applicant acknowledging the indiscretion and illegal existence of the room after descriptions of the room were recently removed from the Applicant’s website; and,

**ix. Whereas**, an adjacent neighbor and building owner, whose building has nine apartments, also demonstrated through photos the presence of significant mechanical systems for the restaurant in the rear yard space installed by the Applicant which had already affected the quality of life for residents, the Applicant having not installed such mechanical systems on the rooftop where it would cause less intrusion of smells, noise and vibration for its immediate neighbors; and,

**x. Whereas**, without the proper permits or plans laying out and/or coherently presenting the building extension, its aesthetics, use of building materials, land marking, foundation depth and underpinning, the structure being built above and adjacent to the property line of the immediate residential neighbors whose backyards and living quarters are lower in depth, establishing concerns regard drainage from the removal of a natural ground setting replaced by a hard rooftop, the potential damage to the adjoining foundations, egress for fire safety; and,

**xi. Whereas**, additional concerns were voiced about the new structure impact in greatly diminishing the natural light into certain apartments at the bottom levels of the adjacent properties, those apartments being directly impacted from the increased height of proposed building extension, the proposed height of the building extension thereby diminishing the quality of life through a lack of light by increasing the height of the existing boarder wall between the adjacent properties; and,

**xii. Whereas**, still others appeared in support of the application, albeit no one directly affected by the rear yard extension and living away from the licensed premises, the support vouching for the character for the licensee, who operates other restaurants within CB2, Man., as well as letters and a petition in support;

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends denial of the presented alteration application seeking to add use of the backyard space for **Little Wisco, LLC d/b/a Fedora, 239 West 4<sup>th</sup> St. 10014**; and,

**THEREFORE BE IT FURTHER RESOLVED** that should this application be considered by the SLA, CB2, Man. respectfully requests that this item be Calendared to appear before the Full Board of the SLA.

Vote: Passed, with 34 Board members in favor, and 1 recusal (S. Aaron).

**17. M Degree, LLC d/b/a Marble Dessert Bar, 27 Bedford St. 10014 (New Tavern Wine)**

**i. Whereas**, the applicant appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application for a new Tavern Wine license to operate a café and dessert shop specializing in deserts on the ground floor of mixed use, residentially zoned (R6) four story building (circa 1900) on Bedford Street between Bedford and Downing Streets in Greenwich Village, the building falling within NYC LPC’s designated Greenwich Village Historic District; and,

**ii. Whereas**, the small storefront premises comprise 400 square feet and was previously operated at a “The Dessert Club ChickaLicious” with a similar method of operation, there being one patron bathroom, 1 food counter with 15 seats for a total patron occupancy of 15, there are no open facades and no plans to open those facades onto Bedford Street, there will be no sidewalk café and no other outdoor areas for the service of beer or wine, no TVs, background music only, there will be one entrance/exit for patrons but there will not be a full service kitchen; and,

**iii. Whereas**, the hours of operation will be from 8 AM to 10:30 PM 7 days a week, all facades will be fixed and there will be no operable doors or windows, no DJs, no promoted events or live music; and

**iv. Whereas**, the Applicant meet with the Bedford Downing Block and the Block Association was content with the new operation, the method of operation proposed in their neighborhood and stipulations (referenced herein) agreed to by the applicant; and,

**v. Whereas**, a member of the community and resident of the building sent email communications to CB2, Man. and appeared before the SLA Committee with concerns about large mechanical systems installed by the prior operator that had completely disrupted his living quarters located at the rear of the building, devastating his quiet enjoyment, there being additional concerns voiced that the landlord was using these operating systems to force the resident out of his tenancy, there being additional violations and a recent stop work order issued by the NYC DOB to the premises for improper work and a number of additional ECB DOB violations including tampering with/removing or defacing a posted stop work order, unlawfully continuing work while on notice of a stop work order and multiple work with out a permit violations; and,

**vi. Whereas**, during CB2, Man. SLA Committee’s meeting the resident and operator were given an opportunity to meet in good faith to resolve these issues, the Resident reappearing and indicating with the Applicant that they were both willing to work with each other to resolve the pending issues, there being a further indication that the mechanical systems causing the problems from the prior operator were being removed as unnecessary to the new business and that they were being replaced with a quieter model; and,

**vii. Whereas**, the applicant executed a stipulations agreement with CB2, Man. that they agreed would be attached and incorporated in to their method of operation on their Restaurant Wine license and the stipulations are as follows:

1. Will operate full-service restaurant, specifically as a fast or fine casual health-oriented restaurant
2. The hours of operation will be from 8 AM to 10:30 PM 7 days a week (Sunday to Saturday), there will be no operations on Sunday and the licensed premises will be closed
3. The premises will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
4. The premises will have no Televisions.

5. Will not operate a backyard garden/rooftop/outdoor area for commercial purposes
6. There will be no sidewalk cafe.
7. The premises will play quiet ambient, recorded background music only.
8. The premises will not have DJs, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
9. The premises will not permit dancing.
10. The operator will not install French doors, operable windows or open facades.
11. All existing doors and/or windows will not be opened except for patron ingress or egress.
12. The operator will make all reasonable efforts to prevent customers from remaining or congregating in front of the premises.
13. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
14. There will be no pitchers of beer and no all you can eat/drink specials or boozy brunches; and
15. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products

**vi. Whereas**, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule;

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the Tavern Wine application to **M Degree, LLC d/b/a Marble Dessert Bar, 27 Bedford St. 10014** **unless** the statements of the applicant as presented to CB2 are accurate and complete, and that those conditions and stipulations agreed to by the applicant relating to the above-stated stipulations are incorporated into the “Method of Operation” on the Tavern Wine License.

Vote: Unanimous, with 35 Board members in favor.

**18. I Love Panzerotti NY, LLC d/b/a I Love Panzerotti NY, 220 Varick St. 10014** (New Restaurant Wine)

**i. Whereas**, the applicant appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application for a new Restaurant Wine license to operate a fast-casual Italian eatery serving Panzerotti, a typical dish from Puglia in the one-story the building at the southeast corner of Downing and Varick Streets; and,

**ii. Whereas**, this building dates from 1920 and has a ground floor and basement; from 2013 to 2018 Vien Restaurant operated in these premises with a Restaurant Wine License.

**iii. Whereas**, the premises licensed will have 2 wall-hung shelves with 9 seats, 1 bar, with no service bar, for a total patron seat capacity of 34 patrons, 2 TVs for menu display, background music only, one entrance/exit for patrons, there will be one patron bathroom and a full-service kitchen; and,

**iv. Whereas**, the hours of operation will be from 11 AM to 11 PM 6 days a week (Monday to Saturday), there will be no operations on Sunday and the licensed premises will be closed, music will be background only, all facades will be fixed and there will be no operable doors or windows, no DJs, no promoted events, live music or TV’s, no sidewalk café or other outdoor areas for the service of alcohol; and,

**v. Whereas**, the applicant executed a stipulations agreement with CB2, Man. that they agreed would be attached and incorporated in to their method of operation on their Restaurant Wine license and the stipulations are as follows:

1. Will operate fast casual Italian eatery serving Panzerotti, a typical dish from Puglia.
2. The hours of operation will be from 11 AM to 11 PM 6 days a week (Monday to Saturday), there will be no operations on Sunday and the licensed premises will be closed
3. The premises will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
4. The premises will have no more than 2 Televisions for marketing and menu display purposes only.
5. Will not operate a backyard garden/rooftop/outdoor area for commercial purposes
6. There will never be a sidewalk cafe.
7. The premises will play quiet ambient, recorded background music only.
8. The premises will not have DJs, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
9. The premises will not permit dancing.
10. The operator will not install French doors, operable windows or open facades.
11. The operator will keep all doors and windows closed at all times.
12. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
13. There will be no pitchers of beer and no all you can eat/drink specials or boozy brunches; and
14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products

**vi. Whereas**, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule;

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the Restaurant Wine application to **I Love Panzerotti NY, LLC d/b/a I Love Panzerotti NY, 220 Varick St. 10014** unless the statements of the applicant as presented to CB2 are accurate and complete, and that those conditions and stipulations agreed to by the applicant relating to the above-stated stipulations are incorporated into the “Method of Operation” on the Restaurant Wine License.

Vote: Unanimous, with 35 Board members in favor.

**19. Bleecker Street Pizza Corp., d/b/a Bleecker Street Pizza, 69-71 Seventh Ave. South 10014**  
(New Restaurant Beer & Wine)

**i. Whereas**, the Applicant appeared before Community Board 2, Manhattan’s SLA Committee #2 to present an application to the NYS Liquor Authority for a new beer and wine license to operate a dine-in pizzeria in two C2-6 zoned, one story commercial buildings constructed in 1900 on the northeast corner of Seventh Ave. South and Bleecker St. (Block #590/Lot #54) in Greenwich Village, which buildings fall within the designated NYC LPC’s Greenwich Village Historic District; and

**ii. Whereas**, the business, which has expanded from its original storefront (69 Seventh Ave. So.) into the adjacent building (71 Seventh Ave. So.), will operate under new ownership but will continue to function as a dine-in pizzeria with a licensed street-level interior square footage of approximately 1000 sq. ft.; the interior space will have 16 tables with 32 seats and one (1) stand-up bar with no (0) seats, and the sidewalk cafe, which will occupy approximately 70 sq. ft., will have two (2) tables and four (4) seats, for a total of 36 seats in the premises; and

**iii. Whereas**, in response to community opposition to the Applicant agreed to closing times for the service of alcohol, the agreed upon interior hours for the service of beer and wine ending by 1:00 AM Sunday through Wednesday and ending by 2 AM Thursday through Saturday, with sidewalk cafe hours of 10:00 AM to 11:00 PM, seven (7) days a week; music will be quiet background only; there will be no DJs, no promoted events, no live music or scheduled performances, no cover fees, and no TV's; and

**iv. Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2, Man. which will be incorporated into the Method of Operation of the restaurant beer and wine license, with those stipulations as follows:

1. Premise will be advertised and operated as a dine-in pizzeria.
2. The restaurant's interior hours of operation for the service of beer and wine will be from 10:00 a.m. to 1:00 a.m. Sunday through Wednesday and 10:00 a.m. to 2:00 a.m. Thursday through Saturday;
3. The sidewalk cafe will close by 11:00 p.m. every night seven (7) days a week.
4. Will operate with the kitchen open and the full menu available until closing every night.
5. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
6. Will not have televisions.
7. Will not operate a backyard garden or any outdoor area for commercial purposes, except for the existing unenclosed sidewalk café.
8. Music will be quiet, ambient, recorded background music only.
9. Will close all doors & windows at 10:00 p.m. every night except for patron entering and exiting.
10. Will not make changes to the existing facade, except to change signage or awning.
11. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
12. Will not have unlimited drink or unlimited food & drink specials. Will not have "boozy brunches." No pitchers of beer.
13. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of wine and beer products.
14. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed-to herein.
15. Will not have: dancing, DJs, live music or scheduled performances, promoted events, any event where cover fee is charged, velvet ropes or metal barricades, security personnel, or a doorman.

**THEREFORE, BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for a new restaurant beer and wine license to **Bleecker Street Pizza Corp. d/b/a Bleecker Street Pizza, 69-71 Seventh Ave. South 10014** unless the statements presented by the Applicant are accurate and complete, and that the above-stated conditions and stipulations agreed to by the Applicant are incorporated into the "Method of Operation" on the SLA Restaurant Beer and Wine License.

Vote: Unanimous, with 35 Board members in favor.

**20. 83 University Place, LLC, d/b/a Mint Kitchen, 83 University Place 10003** (New Restaurant Beer & Wine)

**i. Whereas**, the Applicant appeared before Community Board 2, Manhattan's SLA Committee #2 to present an application to the NYS Liquor Authority for a new beer and wine license to operate a quick-service, health-inspired restaurant in a 6A zoned, eleven story commercial building constructed in 1906

on the northeast corner of University Place and E. 11th Street (Block #563/Lot #1) in Greenwich Village, which building also has the address 41 E. 11th Street; and

**ii. Whereas,** Pop Burger operated as a pub at this address from 2011 to 2015 with a restaurant wine license, there being complaints previously made about Pop Burger not following their agreed upon method of operation as full-service restaurant by adding large screen TVs and playing sports consistent with a sports bar; and

**iii. Whereas,** the business will function as a fast/fine-service, health-inspired restaurant with a ground-floor level of approximately 1,600 sq. ft. and a cellar of approximately 1200 sq. ft., for a total licensed interior square footage of approximately 2800 sq. ft.; the ground floor will have 16 tables with 28 seats and one (1) stand-up bar with five (5) seats, for a total of 33 in-restaurant dining seats; in addition there is stadium seating which will accommodate ten (10) waiting patrons, for a total of 43 seats in the premises; and

**iv. Whereas,** the Applicant's has requested hours of operation of 11:00 AM to 11:00 PM Monday to Thursday, 11AM to 12AM Friday, 9AM to 12AM Saturday and 9AM to 11PM Sunday to which there was no opposition; music will be quiet background only; there will be no DJs, no promoted events, no live music or scheduled performances, no cover fees, and no TV's; and

**v. Whereas,** the Applicant meet with the 11<sup>th</sup> Street Block Association and the Block Association was content with the new operation and the method of operation proposed in their neighborhood; and,

**vi. Whereas,** the Applicant has executed and has had notarized a Stipulations Agreement with CB2, Man. which will be incorporated into the Method of Operation of the restaurant beer and wine license, with those stipulations as follows:

1. Premise will be advertised and operated as a fast/fine-service, health-inspired restaurant.
2. The restaurant's hours of operation will be 11:00 AM to 11:00 PM Monday to Thursday, 11AM to 12AM Friday, 9AM to 12AM Saturday and 9AM to 11PM Sunday. No patrons will remain in the premises at closing time.
3. Will operate with the kitchen open and the full menu available until closing every night.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not have televisions.
6. Will not operate a backyard garden or any outdoor area for commercial purposes.
7. Music will be quiet, ambient recorded background music only.
8. Will close all doors & windows at 10:00 p.m. every night except for patron entering and exiting.
9. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
10. Will not have unlimited drink or unlimited food & drink specials. Will not have "boozy brunches." No pitchers of beer.
11. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of wine and beer products.
12. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed-to herein.
13. Will not have: dancing, DJs, live music or scheduled performances, promoted events, any event where cover fee is charged, velvet ropes or metal barricades, security personnel, or a doorman.

**THEREFORE, BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for a new restaurant beer and wine license **83 University Place, LLC d/b/a Mint Kitchen, 83 University Place 10003** **unless** the statements presented by the Applicant are accurate and complete, and that the above-stated conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” on the SLA Restaurant Beer and Wine License.

Vote: Unanimous, with 35 Board members in favor.

**21. Barrow West Village, LLC d/b/a t/b/a, 13 Barrow St. 10014 (New OP – Restaurant)**

**i. Whereas**, the applicant appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application for a new On Premise license (previously operated as Chickweed Inc. d/b/a Annisa SN #1103301) to operate a full service restaurant with the same method of operation as the prior operator/licensee within a ground floor storefront in a 8 story, mixed use building (circa 1930) on Barrow Street between Seventh Avenue South and West 4th Street in Greenwich Village; the building falls within NYC LPC’s designated Greenwich Village Historic District; and,

**ii. Whereas**, the storefront premises are approximately 4,250 sq. ft., with 2,346 sq. ft. on the ground floor store level and an additional 1,904 sq. ft. in the basement (basement for storage and not for patron uses) with a maximum occupancy of 74, and the proposed usage appears to be consistent with the zoning; and

**iii. Whereas**, there will be a new name for the restaurant but the licensed premises will continue to operate with the same method of operation as a full service neighbor restaurant serving Italian fare with hours of operation from 12 AM to 12 PM Sunday through Saturday seven days a week, the new owner/operator Alessandro Borgogouone having other restaurants in CB2, Man., with 21 tables with an aggregate of 58 seats, one (1) stand-up bar with 6 seats for a total of 64 interior seats, no televisions, music will be background only, all service and patron areas will be on the ground floor, the basement being restricted to staff, there is no sidewalk cafe or any other exterior area for the service of alcohol, a certificate of occupancy being presented; and,

**iv. Whereas**, the Applicant executed a stipulation agreement with CB2 that they agreed to submit to the SLA and agreed would be attached and incorporated in to the method of operation on the license stating that:

1. Premise will be advertised and operated as a full-service Italian Restaurant.
2. The hours of operation will be Sunday through Saturday, seven days/nights a week from 12PM to 12AM.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not have televisions.
5. Will not operate a backyard garden or any outdoor area for commercial purposes, including a licensed sidewalk café.
6. Will play quiet ambient, recorded background music only. No music will be audible in any adjacent residences anytime.
7. Will close all doors & windows at all times.
8. Will not install or have French doors, operable windows or open facades.
9. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches”. No pitchers of beer.
10. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.

11. Will not have: Dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel or doorman.

**v. Whereas**, this application being subject to the 500 foot rule requiring the Applicant to establish a public interest, there being approximately 46 On Premise Liquor Licenses within 500 ft of the premises and an unknown number of beer and wine licenses, the stipulations agreed upon with Community Board 2 being agreed upon and premised to satisfy that statutory obligation;

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of a new Restaurant On Premise Liquor License for **Barrow West Village, LLC d/b/a t/b/a, 13 Barrow St., unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA Restaurant On Premise License.

Vote: Unanimous, with 35 Board members in favor.

**22. V.D. Volk on behalf of an entity TBD (BLF Big Apple LLC), d/b/a TBD, 33 Greenwich Ave. 10014 (New Restaurant - OP)**

**i. Whereas**, the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application to the Liquor Authority for a new restaurant on premise liquor license for a “neighborhood restaurant serving American fare with a southern twist”, the premises having previously operated by this same operator and entity, the license having been placed in safe keeping on a temporary basis and subsequently expiring; and,

**ii. Whereas**, this application is for a new restaurant on-premise liquor license in a previously licensed location in a mixed- use building located on Greenwich Ave. between Charles St. and West 10th St. for a roughly 2,500 sq. ft. premise with 32 tables and 85 table seats, 1 standup bar with 12 bar seats for a total of 97 seats; there is an existing certificate of occupancy, but no current Place of Assembly Permit; and,

**iii. Whereas**, the hours of operation will be Sunday to Thursday from 10AM to 12AM and Friday to Saturday from 10AM to 1AM, music will be quiet background only consisting of music from ipod/cd’s (i.e. no active manipulation of music – only passive prearranged music), all doors and windows will be closed at 9PM except for patron ingress and egress, there will be no DJ, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,

**iv. Whereas**, the Applicant executed a stipulations agreement with CB2, Man. that they agreed to submit to the SLA and agreed would be attached and incorporated in to the method of operation on the restaurant on-premise liquor license stating that:

1. The premises will be advertised and operated as a “neighborhood bistro restaurant serving American fare with a southern twist”; and,
2. The hours of operation will be Sunday to Thursday from 10AM to 12AM and Friday to Saturday from 10AM to 1AM.
3. The premises will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
4. The premises will have no more than 1 46” television and there will be no sound. There will be no projection TV’s.
5. The premises will not permit dancing.

6. The premises will not operate a backyard garden or any outdoor area for commercial purposes (not including a licensed sidewalk café).
7. Any future licensed sidewalk café will operate only from 10AM to 11PM Sunday to Thursday and 10AM to 12AM Friday to Saturday. No patrons will remain in the sidewalk café after the sidewalk café-closing hour. There will be no more than 20 tables and 44 seats in any future sidewalk café.
8. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at anytime.
9. The premises will not have DJs, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
10. The Premises will close all doors and windows at 9PM every night and anytime there is amplified music.
11. The Applicant will erect a sound-abating canopy over the entire sidewalk café before operating a sidewalk café.
12. The applicant will take measures to ensure minimal noise/sound from employees at the rear of the building in the outdoor area including such activities as handling trash and empty bottles etc.
13. There will be no all you can drink or all you can eat and drink specials, no bottomless brunches.
14. There will be no A-frames or sandwich boards.
15. There will be no use of the rear outdoor area by employees for breaks.
16. Licensee will post please be considerate to our neighbors visible to patrons entering/exiting premises.

**v. Whereas**, the applicant met with the Residents Coalition of 33 Greenwich Ave and Jefferson Court and after extensive discussions in the past agreed to the above referenced stipulations; it was further noted that this location has been subject to many long standing issues including noises issues from the interior operation, noise issues from use of the rear service area, noise issues from operation of the outside sidewalk café and noise issues from the enclosed area in front of the building line; the above noted stipulations and representations from the Applicant being set forth to ameliorate the Coalition’s concerns provided the applicant adheres to their representations and stipulations; other correspondence in opposition was also received attesting to ongoing issues as described above and other issues and hours of operation beyond midnight; and,

**vi. Whereas**, this application being subject to the 500 foot rule requiring the Applicant to establish a public interest, there being approximately 23 On Premise Liquor Licenses within 500 ft of the premises and an unknown number of beer and wine licenses, the stipulations agreed upon with CB2, Man. being agreed upon and premised to satisfy that statutory obligation;

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of a new Restaurant On Premise Liquor License for **V.D. Volk on behalf of an entity TBD (BLF Big Apple LLC), d/b/a TBD, 33 Greenwich Ave. 10014, unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA Restaurant On Premise Liquor License.

Vote: Unanimous, with 35 Board members in favor.

**23. Eytan Sugarman or LLC to be formed, d/b/a White Horse Tavern, 567 Hudson St. 10014 (New OP – Tavern)**

**i. Whereas**, the applicant appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application for a transfer of an active On Premise license (567 Hudson Street Inc. d/b/a White Horse Tavern SN #1028434) to continue to operate a full service Tavern with the same method of

operation as the prior operator/licensee within three combined ground floor storefronts of three 19<sup>th</sup> Century wood frame townhouse style, mixed use buildings, three and four story in height, on Hudson Street between West 11<sup>th</sup> and Perry Streets in Greenwich Village; these buildings falling within NYC LPC's designated Greenwich Village Historic District; and,

**ii. Whereas**, the White Horse Tavern dates back to 1880 founded by Irish Immigrants serving longshoremen and other dock workers, transforming in the 20<sup>th</sup> Century as a meeting place for labor organizations and political groups before being a important place for poets, intellectuals and writers from across the country and world, representing an Ironic institution making it a significant historic fabric of Greenwich Village and City of New York; and,

**iii. Whereas**, the multiple storefront premises are approximately 3,000 sq. ft., with 28 tables with approximately 80 interior seats and 1 stand up bar with 12 additional seats for a total patron seating of 92, per diagram submitted, the Applicant presenting a place of Assembly permit issued by the NYC Fire Department, there being an extensive sidewalk café in front of the multiple buildings with 36 tables and 72 seats with a outdoor seating capacity of 72 per diagram submitted, the continued use and occupancy on the interior and exterior being consistent with the existing public assembly permit presented; and

**iv. Whereas**, there will be a no name change for the Tavern and it will continue to operate as the White Horse Tavern with an identical method of operation, the Applicant Eytan Sugarman demonstrating his good faith by stating that "I have every intention of keeping this amazing institution the way it is, I have no intention of making any dramatic changes" indicating that he is buying the Tavern for the purpose of "maintaining the integrity of the White Horse Tavern", the Applicant further agreeing to a stipulation of his new liquor license to make all reasonable efforts to be receptive to the historical preservation of the interior premises and to maintain the existing historical fabric, design and fixtures within the Tavern for the purpose of maintaining the existing history and integrity of the ironic eating and drinking establishment; and,

**v. Whereas**, a number of people appeared in opposition to the application stating their concerns that the multiple buildings where the Tavern was located was recently purchased by Steven Croman, whose past exploits as a landlord, as well higher rent costs to occupy the buildings, provide grave concerns as to the future of the Tavern and its historical preservation, resulting in new, higher price points and a reduction in the value of patronizing the Tavern; as well as others in opposition who were concerned about the late hours of operation to the interior and exterior portions of the Tavern, asking that those hours be consistent with other eating and drinking establishments in the immediate area; and,

**vi. Whereas**, still others appeared in support of Mr. Sugarman as a friend and former business partner, to vouch for his integrity and reputation, citing his other licensed businesses in NYC; and,

**vii. Whereas**, the hours of operation for the interior premises will be 11 AM to 4 AM Sunday through Saturday seven days a week, the sidewalk café will close Sunday through Thursday by 11 PM and Fridays and Saturdays by 12 AM, there will be 1 television, music will be background only consisting of music from ipod/cd's (i.e. no active manipulation of music – only passive prearranged music), there will be two doors, one for patrons to enter and a second for access to the sidewalk café, and all doors and windows will be closed at all times except for patron ingress/egress and/or staff ingress/egress (to/from the café) there will be no DJs, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,

**iv. Whereas,** the Applicant executed a stipulation agreement with CB2, Man that they agreed to submit to the SLA and agreed would be attached and incorporated in to the method of operation on the On Premise license stating that:

1. The licensed premise will be advertised and operated as a Tavern with full-service kitchen.
2. The hours of operation will be Sunday through Saturday, seven days/nights a week from 11AM to 4AM.
3. Will have only 1 television and will not operate as a Lounge or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not operate a backyard garden or any outdoor area for commercial purposes, not including a licensed sidewalk café.
5. Will play quiet ambient, recorded background music only. No music will be audible in any adjacent residences anytime.
6. The sidewalk café will close Sunday through Thursday by 11 PM and Fridays and Saturdays by 12 AM. No patrons will remain in the sidewalk café after the sidewalk café-closing hour.
7. Will close all doors & windows at all times except for ingress/egress.
8. Will not install or have French doors, operable windows or open facades.
9. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches”.
10. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
11. Will not have: Dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel or doorman.
12. Licensee will make all reasonable efforts to be receptive to the historical preservation of the interior premises and to maintain the historical interior fabric, design and fixtures therein.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends denial of the transfer of Restaurant On Premise license (SN #1028434) for **Eytan Sugarman or LLC to be formed, d/b/a White Horse Tavern, 567 Hudson St. 10014** unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA Restaurant On Premise License.

Vote: Unanimous, with 35 Board members in favor.

**24. Grupo Gitano, LLC & Gitano NYC, LLC d/b/a Gitano, 76 Varick St. 10003** (OP – Exterior Restaurant and Bar—change method of operation - extension of late night hours of operation from 11 PM to 12AM during the week and from 12AM to 1AM on weekends, add external heaters, extend service area to other portions of the outdoor lot and extend the seasonal license for an additional year to 2020)

**i. Whereas,** the Applicants and their Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee to present an application to alter its method of operation for an exterior, open air restaurant and bar surrounded by fencing on a roughly 23,465 sq. ft. lot with temporary structures bounded by Grand St. to the North, Varick St. to the West, Canal St. to the South and Duarte Square Park to the East by (1) extending its late night hours of operation by 1 hour each night, (2) to add exterior heaters increasing the seasonal eating and drinking uses from the beginning of April until the end of November (3) to increase the licensed foot print for the service of alcohol to include special events for 75 or less patrons within a space previously designated as a meditation circle/reflecting pool and community herb/vegetable garden, and (4) extending the seasonal license for one additional year (through 2020); and,

**ii. Whereas,** the existing premises is comprised of temporary structures, plumbing, portable generators, a wood burning grill, running water and electricity, portable toilets, refrigerated storage areas in trailers, a temporary kitchen; temporary dry goods storage and garbage area, 400 table seats, including banquet seating and 100 tables, a long and extensive three sided bar with 30 bar stools, open cocktail lounge with lounge seating, the primary entrance being on Grand Street, there being presented a temporary public assembly permit from July 9<sup>th</sup> to October 7<sup>th</sup> 2018 permitting an outdoor garden restaurant with a maximum occupancy of 500 persons; on the southern portion of the outdoor premises there is a meditation circle and community garden where alcohol service is not permitted; and,

**iii. Whereas,** over the past summer there has been amplified music at entertainment sound levels described as “Jungle Gypsy Disco”, with promoting parties with celebrities, advertising its “24,000 outdoor paradise” and “Soho’s Mexican Jungle Bar” with promotional DJ curated sets and oversized disco ball consistent with that of a night club, the operations also transferring to the James Hotel across the street where there also exists an outdoor roof top bar operated as the Gitano Jungle Bar; and,

**iv. Whereas,** over the past summer there were approximately two hundred (200) 311 complaints made to the City of New York from May through mid-October relating to this vacant lot known as 76 Varick Street, consisting of complaints relating to general construction, noise, poor air quality/odors/fumes, inadequate venting and loud music/parties, the licensed premises having been shut down on multiple occasions by the City of NY for failing to install adequate ventilation (DEP), poor food handling (DOH) and inadequate sewage facilities (Sanitation); and,

**v. Whereas,** the Applicant acknowledged it retained the former manager of the now shuttered Greenhouse nightclub to manage the licensed premises over the past summer and further acknowledged the numerous problems encountered over the past summer, the reason given for the increase in hours was because it was having trouble getting its patrons to leave at night; and,

**vi. Whereas,** six residents living across the street from the main entrance to the licensed premises appeared in opposition, there being objections raised to the entertainment level music coming from the licensed premises at night and during the day, with large number of patrons lining up to enter, crowding the sidewalk and hanging out near the main entrance, a photo being presented demonstrating a large crowd inside the licensed premises and still others attempting to get into the licensed premises, at night close to 10 PM, the numbers of patrons inside and on line being numerous and extensive, Captain (Sorenson) from the 1<sup>st</sup> Precinct becoming involved and responding to the location on multiple occasions due to the noise complaints and reviewing the prior stipulations of the Applicant; and,

**vii. Whereas,** the Applicant presented four letters and two emails in support, and one Resident appeared in support, indicating that she was there to support small businesses in her community; and,

**viii. Whereas,** the application to extend the hours of operation for this outdoor venue is inappropriate and does not serve the public interest, the outdoor music and large crowds being inappropriate and inconsistent with a full service restaurant initially presented, the addition of heaters being inconsistent with the original application based on limited seasonal use only and extensive discussion at the time of the original application, the number of 311 and other complaints being unusually high, the involvement and response of the local police captain to maintain order at the premises raising additional concerns indicating that the existing problems stemming from the outdoor venue will only be exacerbated by extending the hours of operation and extending the seasonality of the licensed operations, any application at this point to extend the duration of the license being premature and removing the opportunity for public comment after the next year’s operation which follows the initial year of problematic operations

inconsistent with well run establishment, there being absolutely no rationale to extending the area of service of alcohol to an area of the premises devoted to a meditation circle and community garden which is uncovered and specifically excluded and presented as part of the public benefit during the initial license review;

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the presented alteration application seeking to change its method of operation by extending its late night hours of operation, adding exterior heaters, increasing its seasonal use of the exterior premises, increasing the licensed foot print for the service of alcohol to include special events for 75 or less patrons and extending the license for one additional year (through 2020) for **Grupo Gitano, LLC & Gitano NYC, LLC d/b/a Gitano, 76 Varick St. 10003**; and,

**THEREFORE BE IT FURTHER RESOLVED** that should this application be considered by the SLA, CB2, Man. respectfully requests that this item be Calendared to appear before the Full Board of the SLA

Vote: Unanimous, with 35 Board members in favor.

**THE FOLLOWING ARE RESOLUTIONS FOR ALL APPLICANTS THAT WERE LAID OVER, WITHDRAWN, OR DID NOT APPEAR BEFORE THEIR REQUESTED HEARING:**

**25. Moonblu, Inc. d/b/a Seabird, 361 6<sup>th</sup> Ave. 10014 (RW – Corp. Change and alteration to change method of operation to add occasional live music and Karaoke)**

**Whereas**, after CB2, Manhattan’s SLA Licensing Committee Meeting on March 14<sup>th</sup>, 2019, but prior to CB2’s March Full Board Meeting on March 21<sup>st</sup>, the Applicant requested **to layover** this application to April/2019 and requested to adjourn and submit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

**THEREFORE BE IT RESOLVED** that CB, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, corporate change, alteration, transfer or other changes to the existing license for **Moonblu, Inc. d/b/a Seabird, 361 6<sup>th</sup> Ave. 10014** **until** the Applicant has re-presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 35 Board members in favor.

**26. Fortuna Realty Hotel SoHo, LLC & 523 Greenwich Restaurant LLC d/b/a Hotel Hugo, 523 Greenwich St. 10013 (OP – Hotel) (OP – Hotel/adding 19<sup>th</sup> floor rooftop bar/dining area to license) (laid over)**

**Whereas**, prior to CB2, Manhattan’s SLA Licensing Committee Meeting on March 14, 2019 the Applicant requested **to layover** this application to April/2019 and requested to adjourn and submit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

**THEREFORE BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, corporate change, alteration, transfer or other changes to the existing license for **Fortuna Realty Hotel SoHo, LLC & 523 Greenwich Restaurant LLC d/b/a Hotel**

**Hugo, 523 Greenwich St. 10013 10011** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 35 Board members in favor.

**27. 324 Spring Hospitality, LLC d/b/a Empire Lodge, 324 Spring St. 10013** (OP – Bar/Tavern with sidewalk café – failed to appear)

**Whereas**, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 14, 2019 the Applicant **failed to appear** for its application;

**THEREFORE BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, corporate change, alteration, transfer or other changes to the existing license for **324 Spring Hospitality, LLC d/b/a Empire Lodge, 324 Spring St. 10013** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 35 Board members in favor.

**28. Corp. to be formed by Tsion Bensusan, 396 Ave. of the Americas 10011** (OP – Live Music, DJs and Rooftop Venue)

**Whereas**, prior to CB2, Manhattan's SLA Licensing Committee Meeting on March 14, 2019 the Applicant requested **to layover** this application to April/2019 and requested to adjourn and submit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

**THEREFORE BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, corporate change, alteration, transfer or other changes to the existing license for **Corp. to be formed by Tsion Bensusan, 396 Ave. of the Americas 10011** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 35 Board members in favor.

**29. 753 Washington Trattoria, Inc. d/b/a Malaparte, 753 Washington St. 10014** (New OP – withdrawn)

**Whereas**, at CB2, Manhattan's SLA Licensing Committee Meeting on March 14<sup>th</sup>, 2019 the Applicant requested **to withdraw** this application for a new on premise liquor license from further consideration with the NYSLA and failed to appear; and,

**THEREFORE BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA deny any type of proposed liquor license, corporate change, alteration, transfer or other application for **1753 Washington Trattoria, Inc. d/b/a Malaparte, 753 Washington St. 10014** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 35 Board members in favor.

**30. Siren Retail Corporation, d/b/a Starbucks Reserve, 155 W. 11th St. (New OP – Withdrawn)**

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 14<sup>th</sup>, 2019 the Applicant withdrew their application for a new on premises liquor license for this application from further consideration and did not appear before CB2 SLA Licensing Committee;

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan strongly recommends that the SLA deny any type of proposed on premise liquor license, corporate change, alteration, transfer or other changes to the existing license for **Siren Retail Corporation, d/b/a Starbucks Reserve** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 35 Board members in favor.

**31. LLC to be formed by Callum McLaughlin, d/b/a TBD, 161 W. 4<sup>th</sup> St. 10014 (OP – café on first floor and cocktail lounge in basement until 3 AM with patron dancing)**

**Whereas**, at CB2, Manhattan's SLA Licensing Committee Meeting on March 14, 2019 the Applicant requested to layover this application to April/2019 and requested to adjourn and submit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

**THEREFORE BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA deny any type of proposed on premise liquor license, corporate change, alteration, transfer or other changes to the existing license for **LLC to be formed by Callum McLaughlin, d/b/a TBD, 161 W. 4<sup>th</sup> St. 10014** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 35 Board members in favor.

**32. Sarpar, LLC d/b/a N/A, 161 W. 4<sup>th</sup> St. 10014** (New OP – Restaurant with patron dancing) (withdrawn)

**Whereas**, at CB2, Manhattan’s SLA Licensing Committee Meeting on March 14<sup>th</sup>, 2019 the Applicant requested **to withdraw** this application for a new on premise liquor license from further consideration with the NYSLA and failed to appear;

**THEREFORE BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA **deny** any type of proposed liquor license, corporate change, alteration, transfer or other application for **1753 Washington Trattoria, Inc. d/b/a Malaparte, 753 Washington St. 10014** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 35 Board members in favor.

**18. Jajaja West Village, LLC d/b/a Jajaja, 63 Carmine St. 10014** (OP – Restaurant with sidewalk cafe) (laid over)

**Whereas**, prior to CB2, Manhattan’s SLA Licensing Committee Meeting on March 14, 2019 the Applicant requested **to layover** this application to April/2019 and requested to adjourn and submit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

**THEREFORE BE IT RESOLVED** that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, corporate change, alteration, transfer or other changes to the existing license for **Jajaja West Village, LLC d/b/a Jajaja, 63 Carmine St. 10014** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 35 Board members in favor.

## **TRAFFIC AND TRANSPORTATION**

**1. Resolution in support of a Street Seat at 375 Hudson St., location on the King St. side btw. Hudson and Greenwich Sts.**

**Whereas**, a Street Seat request for 375 Hudson St., to be located on the King St. side of the building btw. Hudson and Greenwich Sts., was presented by the Hudson Square Connection BID and the NYC Dept. of Transportation (DOT); and

**Whereas**, DOT has reviewed the application for this Street Seat and confirmed that it meets all requirements; and

**Whereas**, the Street Seat will be installed on a platform in the roadbed along the curb line that will be flush with the sidewalk, and framed by wheel stop bars, flexible delineators, a white delineating stripe and other safety features to ensure protection from traffic and parked motor vehicles, as per DOT requirements (and that DOT will install); and

**Whereas**, the Street Seat will be 40 ft. long and 6 ft. wide (equal to approximately 2.5 parking spots) and will occupy a press parking zone that DOT will be shifting 40 ft. to the west. The Street Seat's lower height will daylight its location corner at King and Hudson Sts., providing better visibility for advancing and left-turning vehicles as well as for pedestrians, thereby increasing safety for both; and

**Whereas**, no alcohol or smoking will be allowed, and signage will be prominently placed to announce these prohibitions and that the facility is open to the public; and

**Whereas**, the Street Seat will be installed from May until November; its hours are expected to be: on weekdays 7:00 am to 7:00 pm and on weekends 8:00 am to 4:00 pm; and

**Whereas**, the Street Seat will be adjacent to the Le Pain Quotidien restaurant, however, there are numerous nearby grab-and-go eateries whose clientele (as well as others) also can use the Street Seat, since it will be open for full public use during hours of operation, not just to Le Pain Quotidien's patrons; and

**Whereas**, the Hudson Square Connection BID will maintain the Street Seat, with the participation of Le Pain Quotidien. This will include setting up and storing movable tables and chairs (approximately 6 tables/20 chairs) every day, along with planters (around 6) and other amenities, such as umbrellas; and

**Whereas**, a petition supporting the proposed Street Seat at 375 Hudson St. on the King St. side of the building btw. Hudson and Greenwich Sts. was submitted with over 100 signatures from Hudson Square constituents, including businesses and residents, workers, retailers and property owners;

**Therefore be it resolved** that CB2, Man. fully supports the installation and operation of the proposed Street Seat at 375 Hudson St. on the King St. side of the building btw. Hudson and Greenwich Sts.

Vote: Unanimous, with 36 Board Members in favor.

## **2. Resolution recommending revisions to Community Board 2 Manhattan's Street Co-Naming Guidelines**

**Whereas** CB2, Man. community members have often expressed their opposition to street co-namings and their signage (except in perhaps the most exceptional examples of dedication to improving CB2 community conditions), in order to curtail the co-name street signs taking up public space for private use, to eliminate the confusion they create in obscuring the identification of streets and hampering way finding, and to reduce their exacerbating street signage clutter; and

**Whereas** in view of these concerns, CB2, Man. has traditionally recommended denial of most street co-naming applications within CB2's boundaries; and

**Whereas** CB2, Man. has become aware that its Street Co-Naming Guidelines need to be further elucidated to clarify that the requirement for a co-name needs to be community-based, i.e., that the rare

person or entity to have a street co-named for them in CB2, Man. must have a longstanding direct presence and relationship with the immediate community on the requested street as well as a record of significant contributions to that immediate community's welfare; and

**Whereas** CB2, Man. has received concerns about the length of the five-year waiting period after the proposed person for a co-name has been deceased that is required before a co-name request can be considered; and

**Whereas** street co-naming signs do not indicate who the co-named was and why they were so honored;

**Therefore be it resolved** that CB2's Traffic and Transportation Committee recommends the following revised Community Board 2 Manhattan Street Co-Naming Guidelines, Street Co-Naming Request Application and Street Co-Naming Request Instructions, with changes bolded and underlined.

Vote: Unanimous, with 36 Board Members in favor.

**COMMUNITY BOARD NO. 2 MANHATTAN  
STREET CO-NAMING GUIDELINES  
Revised March 7, 2019 by the CB2M Traffic and Transportation Committee**

Community Board No. 2 Manhattan (CB2M) has traditionally recommended denial of most street co-naming applications within CB2M's boundaries. These revised Street Co-Naming Guidelines are intended to further clarify CB2M's policy opposing this use of public space for private use except in extraordinary cases, **as well as to reduce the time required after a person's decease for a street co-name proposal to be considered. The revisions also include CB2M's recognition of the need to clarify who the co-named was and why the co-named was so honored.**

**A.** CB2M typically will recommend denial of any street co-naming application unless compelling evidence is provided of all of the following:

1. The person or entity proposed for the co-naming must have contributed in some extraordinary way to the welfare of the block and/or the community with a consistent voluntary commitment and dedication to improving community conditions (e.g., land use, social services, housing, preservation, public safety, civil liberties, transportation, streetscape, environment). **Although there are many notable individuals who have made significant contributions to New York City and beyond on a broad basis, CB2M supports street co-namings only for those who have contributed to the CB2M community alone, i.e., within the boundaries of CB2M.**
2. The person or entity must have had a longstanding direct presence and relationship with the community (preferably at least 10 years of community involvement) in the vicinity of the proposed co-naming and a special significance for the block.
3. The proposed entity must be a non-profit organization.
4. The proposed co-naming must have the support of a substantial number of residents as well as businesses on the block that's under consideration and significant support from the immediate surrounding community.
5. The person proposed for the co-naming must have been deceased more than **three** years prior to the initiation of the co-naming.

6. A community group or member of the community must initiate the co-naming process.
7. Objections by family members to the co-naming must be considered.
8. A street co-naming application form must be submitted, accompanied by a petition of community support including signatures, information on the person or entity and co-naming rationale (See Street Co-Naming Request Application and Street Co-Naming Request Instructions).

**9. CB2M is open to supporting efforts at the applicant's expense to display a plaque or the like to describe the co-named person's or entity's community contributions, whether on a building or a sidewalk or a lamp post or other appropriate space nearby.**

**B.** Simply meeting the above criteria does not automatically assure a recommendation of approval of an application, as CB2M reserves the right to recommend denial of applications based on other criteria such as context, visual clutter or proliferation. If the Board feels that a co-naming, despite meeting all of the guidelines, would tend to bring disrepute upon the community for any reason (e.g., criminal records), or would not, in the opinion of the Board, be looked upon favorably by an overwhelming majority of the residents of the district, application approval also may be denied.

**C.** CB2M will definitely recommend denial of any street co-naming application under the following conditions:

1. Applications for street co-namings that promote commercial activity and benefit in any way or that are related to past commercial activity.
2. Applications for co-naming streets for entertainers or others notable for accomplishments beyond CB2M's boundaries.
3. Applications submitted by a broad constituency outside CB2M's boundaries.
4. Applications for signs to memorialize victims of accidents or disasters, unless also meeting the criteria in paragraphs A-1 through A-9 above.
5. Applications for more than one sign for any person or entity, or for more than one street co-name sign on any individual signpost.

Respectfully submitted,

Erik Coler  
Assistant Secretary  
Community Board #2, Manhattan